

ZONING CHANGE REVIEW SHEET

CASE: C814-2008-0146 Oertli PUD

Z. P. C. DATE: 12-16-2008

ADDRESS: 12422 & 12424 Dessau Rd &
1200 E Parmer Lane

AREA: 95.533 Acres

APPLICANT: Jerry Oertli Estate
(Linda Oertli)

AGENT: Drenner & Golden Stuart Wolff, LLP
(Michele Rogerson)

NEIGHBORHOOD PLAN AREA: None

CAPITOL VIEW: No

WATERSHED: Harris Branch/Walnut Creek

T.I.A.: Yes.

HILL COUNTRY ROADWAY: No

DESIRED DEVELOPMENT ZONE: Yes

ZONING FROM: DR & SF-2

ZONING TO: PUD

SUMMARY STAFF RECOMMENDATION:

Staff recommends Planned Unit Development – PUD with the conditions listed in the Department Comments. If the zoning is granted, then the applicant shall dedicate up 70 feet of right-of-way from the existing centerline of Dessau Road.

BASIS FOR RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The Oertli PUD is comprised of approximately ninety five acres and is proposing a mixed use development of multi-family, business park, retail and restaurant uses. The requested Planned Unit Development (PUD) zoning district is in keeping with the purpose statement for PUD's that they be a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control.

2. *Intensive multi-family zoning should be located on major arterials and highways.*

The Oertli PUD is situated between two major arterial roadways, Dessau Road and Parmer Lane. The PUD is also proposing a phased Internal Circulation Route (ICR) connecting Parmer Lane and Dessau Road with sidewalks and bike lanes to help facilitate a future mass transit stop.

PLANNING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The Planned Unit Development (PUD) district is the designation for a large or complex single or multi-use development that is planned as a single contiguous project and that is under unified control. The purpose of a PUD district designation is to preserve the natural environment, encourage high quality development and innovative design, and ensure adequate public facilities and services for development within a PUD. A PUD district designation provides greater design flexibility by permitting modifications of site development regulations. Development under the site development regulations applicable to a PUD must be superior to the development that would occur under conventional zoning and subdivision regulations. A PUD district must include at least 10 acres of land, unless the property is characterized by special circumstances, including unique topographic constraints.

The Oertli PUD is comprised of approximately ninety five acres and is proposing a mix of multi-family, business park, retail and restaurant uses. There is a conceptual site plan attached which depicts the general location of the various land uses (Attachment "A"). The applicant has proposed the following elements of the PUD to demonstrate its superior design:

The PUD is providing for a six acre park within the PUD that will be dedicated to the City. This city park will also have a connection to the existing single family neighborhood to the north.

The PUD is providing for environmental preservation by development of an existing stock pond into a wet pond resulting in an amenity and superior water quality. A standard sedimentation/filtration would be required by code.

The PUD is proposing increased compatibility with adjacent property and land uses by increasing standard setbacks and vegetative buffering. The PUD is proposing a fifty foot (50') vegetative buffer to the adjacent single family residential development to the north when only a twenty five foot (25') buffer is required by code. The PUD is proposing a one hundred foot (100') setback for development of Construction Sales and Services, Limited Warehousing & Distribution and Custom Manufacturing uses from the adjacent single family residential development to the north when only a twenty five to fifty foot (25'-50') buffer is required by code. The PUD is proposing a two hundred foot (200') setback for development of Light Manufacturing use from the adjacent single family residential development to the north when only a fifty foot (50') buffer is required by code. Additionally any loading docks associated with a commercial or office-flex warehouse use shall be prohibited from facing the northern property line adjacent to single-family homes unless another building is located between the loading dock and the northern property line, which screens such loading dock from view of the adjacent single family homes.

The PUD is proposing to participate in either the Art in Public Places program to place art onsite and/or make a contribution to the program.

The PUD is proposing a phased Internal Circulation Route (ICR) connecting Parmer Lane and Dessau Road with sidewalks and bike lanes to help facilitate a future mass transit stop.

The PUD is proposing to apply certain aspects of Commercial Design Standards to multifamily residential development and warehouse/industrial, which would not otherwise be required.

The PUD is proposing to participate in the Green Building Program and will achieve the 2 Star level.

The PUD is proposing an Integrated Pest Management Plan (IPM) which would not otherwise be required.

The applicant proposes to utilize the site development regulations of the Community Commercial zoning district (GR) as a base district except as modified herein. The site development regulation modifications are outlined below:

1. The following land uses, which are either not permitted or are a Conditional Use in the Community Commercial zoning district will now be a permitted use:

- Condominium Residential
- Multi-family Residential
- Electronic Prototype Assembly
- Townhouse Residential
- Custom Manufacturing
- Light Manufacturing
- Limited Warehousing and Distribution
- Retirement Housing
- Convalescent Services
- Construction Sales & Services
- Electronic Testing

2. The following land uses, which are either permitted or are a Conditional Use in the Community Commercial zoning district will now be a non-permitted use:

- Automotive Rentals
- Automotive Repair Services
- Automotive Sales
- Automotive Washing (of any type)
- Bail Bond Services
- Commercial Off-Street Parking
- Drop-Off Recycling Collection Facility
- Exterminating Services
- Funeral Services
- Hotel-Motel
- Indoor Entertainment
- Off-Site Accessory Parking
- Outdoor Entertainment
- Outdoor Sports and Recreation
- Pawn Shop Services
- Plant Nursery
- Theater
- Club or Lodge
- College and University Facilities
- Community Recreation (Private and Public)
- Cultural Services
- Counseling Services
- Group Homes Class II
- Hospital Services (General)
- Guidance Services
- Public Primary and Secondary Educational Facilities
- Private Primary and Secondary Educational Facilities
- Residential Treatment

3. The following Site Development Regulations will not be applicable to industrial and multifamily uses within the PUD:

1. 25-2, Subchapter "E", Design Standards and Mixed Use, 2.2.5 –

B. Sidewalks:

2. On portions of the street that do not contain building frontage meeting the requirements of Subsection "C" below, a five foot unobstructed sidewalk shall be provided, all of which shall be located within 12 feet of the curb.

C. Building Placement:

1. On a site with a single principal building:

a. The longer side of the building must be built up to the clear zone (or supplemental zone if provided) or

b. At least one side of the building must be built up to the clear zone (or supplemental zone if provided) and the majority of the tenant spaces must have principle entrances facing the Internal Circulation Route.

2. On a site with more than on principal building:

a. The longer side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided), or

b. At least one side of any building, any portion of which is within 100 feet of the Internal Circulation Route, must be built up to the clear zone (or supplemental zone if provided) and the majority of tenant spaces in any such building must have principal entrances facing the Internal Circulation Route.

4. The following Definition has been modified and will be applicable to the PUD:

25-1-21 Definitions:

(98) SITE means a contiguous area intended for development, or the area on which a building has been proposed to be built or has been built. A site may cross a public street or right-of-way.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
SITE	DR/SF-2	Residential/Agricultural
NORTH	SF-2	Single Family Residential
SOUTH	DR	Agricultural
EAST	County	Single Family Residential
WEST	DR	Agricultural

CASE HISTORIES:

CASE NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-97-0147 Copperfield Drive	From DR to GR & SF-6- CO	Approved LR-CO [Vote: 7-0]	Approved GR & SF-6- CO [Vote: 7-0]
C14-94-0168 Joshridge Blvd.	From I-RR to SF-2, Tract 1 & I-RR to LR Tract 2	Approved SF-2-CO for Tract 1 & LR for Tract 2 [Vote: 6-0-1]	Approved SF-2-CO for Tract 1 & LR for Tract 2 [Vote: 7-0]

NEIGHBORHOOD ORGANIZATION:

- Harris Glenn HOA
- Austin Neighborhood Council
- Northeast Action Group
- Homeless Neighborhood Assoc.
- Harris Glenn Association
- North Growth Corridor Alliance
- Parmer Land Condos
- Copperfield Neighborhood Org.
- N. Copperfield Neighborhood Org.
- River Oaks Lakes Estates Neighborhood
- Austin Neighborhoods Council

SCHOOLS:

Copperfield Elementary School
Dessau Middle School
Opportunity Center High School

PARKS COMMENTS RECIEVED:

The Parks Department has negotiated with the applicant for the inclusion of a City park on the property.

SITE PLAN COMMENTS RECEIVED:

An industrial use within a PUD shall conform with the performance standards established by Sec. 25-2-648. [Sec. 25-2-411(G)].

TRANSPORTATION COMMENTS RECEIVED:

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
FM 734 (Parmer Lane)	200'	2 @ 32'	Arterial (MAD4)	29,000 (TXDOT, 2006)
Dessau Road	120'	2 @ 24'	Arterial (MAD4)	26720 (Travis County, 2005)
Blaine Road	50'	30'	Local	Not available
Knowell Drive	50'	30'	Local	Not available

The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 734 (Parmer Lane) and 140 feet of right-of-way for Dessau Road. Dedicate 70 feet of right-of-way from the existing centerline of Dessau Road in accordance with The Austin Metropolitan Area Transportation Plan. TXDOT may require reservation of 200 feet of right-of-way measured from the centerline of Parmer Lane. [LDC, 25-6-55(a), (c)].

There are existing sidewalks along Dessau Road, Blaine Road, and Knowell Drive. There are no existing sidewalks along FM 734 (Parmer Lane). FM 734 (Parmer Lane) and Dessau Road are classified in the Bicycle Plan as a Priority 1 bike route. Capital Metro bus service is not available within 1/4 mile of this property.

CITY COUNCIL DATE: January 15, 2009

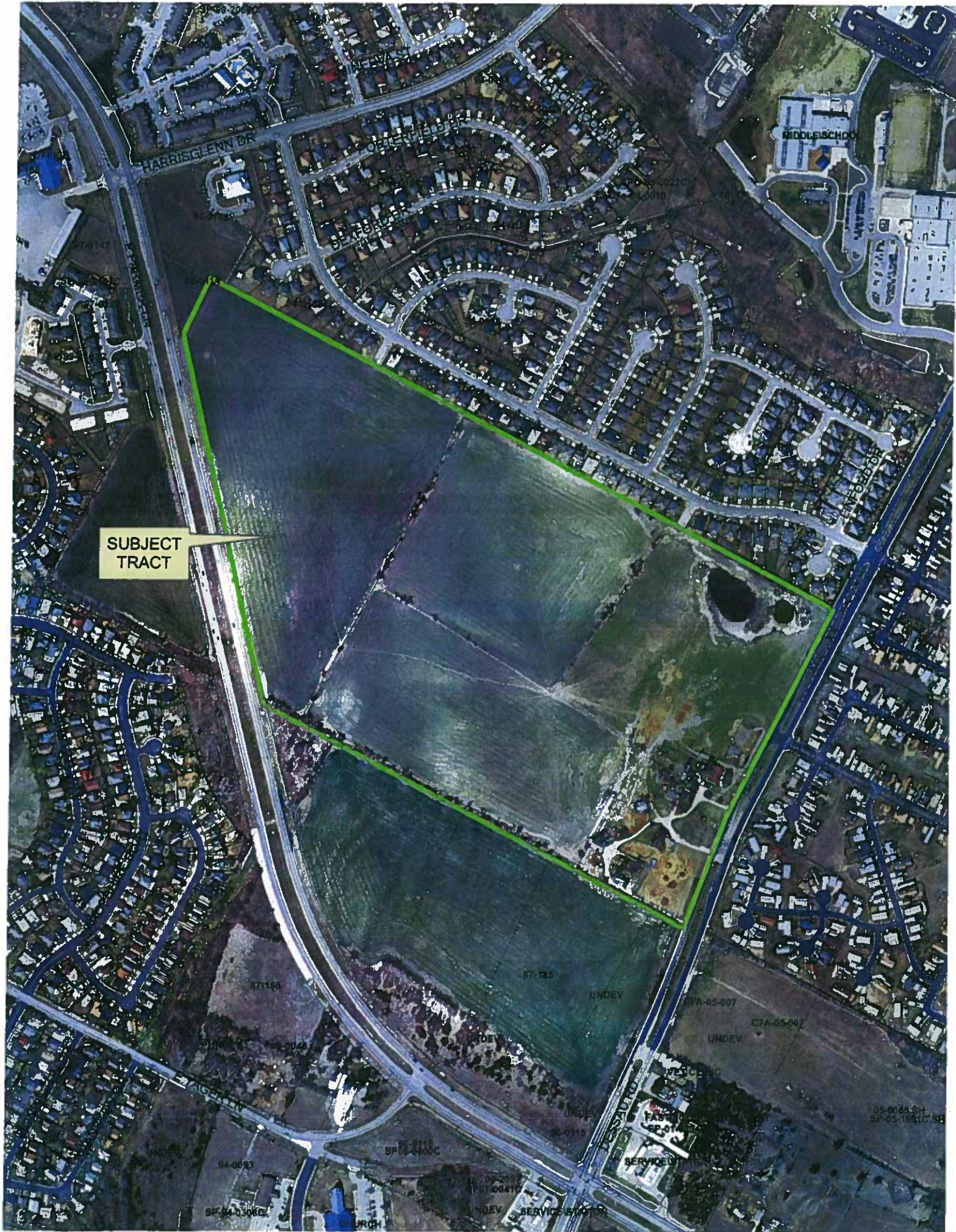
ACTION:

ORDINANCE READINGS: 1ST 2ND 3RD

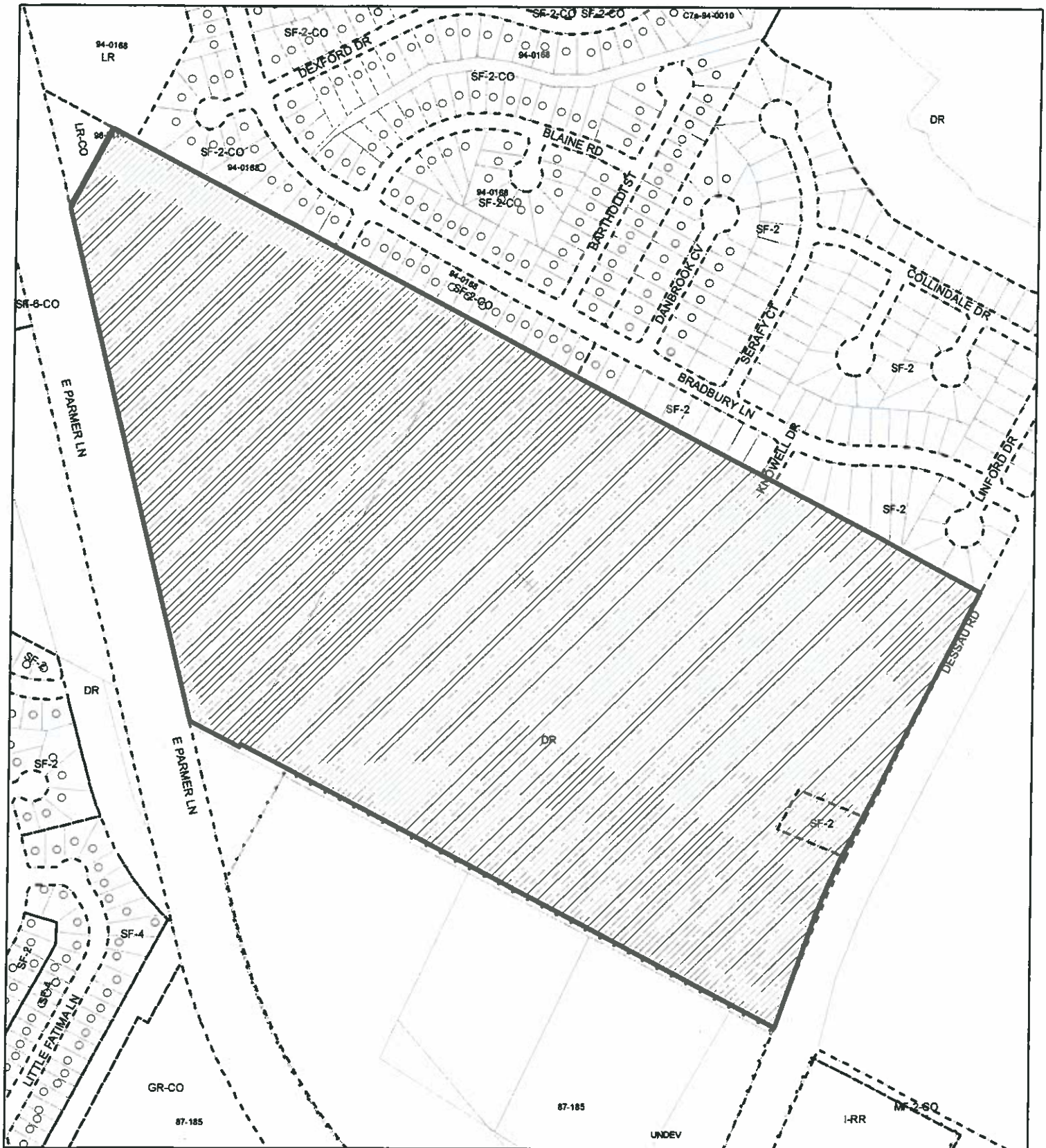
ORDINANCE NUMBER:

CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us




PHONE: 974-7691



SUBJECT TRACT



1" = 400'

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C814-2008-0146
ADDRESS: 12422 & 12424 DESSAU RD & 1200 E PARKER LANE
SUBJECT AREA: 95.535 ACRES
GRID: N32-33 & P33
MANAGER: S. SIRWAITIS



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